

# KELLY HART

ATTORNEYS AT LAW

## J. RAY OUJESKY Senior Counsel

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Fort Worth



### BIOGRAPHY

J. Ray Oujesky has over 25 years of experience as a senior corporate in-house and private practice attorney providing results-oriented, trustworthy client representation. His real estate practice and experience includes: land use, zoning and permitting representation at municipal and state level; real estate negotiation, document preparation, management and closing; commercial contract negotiation and preparation; litigation and dispute resolution; oil and gas contract and lease negotiation and preparation; corporate entity formation and management; government relations and lobbying; construction contract negotiation and preparation; and financial document negotiation and preparation.

### EXPERIENCE AND HIGHLIGHTS

Representative list of clients in land use matters: Holly Frontier Corporation, Holly Energy Partners, Topgolf International, Builder's FirstSource, City of Arlington, Calpine Corporation, Realty Capital Corporation, Next Lots Now, LLC, Southeastern Freight Lines, Inc., hlh&r, LP, Argos Ready Mix, Hulen Medical Center, AGT Enterprises, LLC, Trademark Companies, Bell Partners, Southlake Town Square, Tex-Isle Supply, Centergy Retail, Land Partners.

Representative legal services provided in land use matters:

- Led legal effort for the zoning and permitting approval of over 100 natural gas drilling and production operations sites in Tarrant and Johnson Counties
- Successful zoning change for development of upscale multifamily housing at the former All Church Home site in downtown Fort Worth
- Obtained variances for client to construct 50,000 square foot grocery store and 35,000 square feet of retail, restaurant, and office space in the Left Bank development of Fort Worth, seventh street district, 2016
- Successful change in zoning for the Fort Worth location of a premier golf entertainment center using multiple level hitting bays and scoring targets, 2015
- Successful change in zoning for the acquisition and mixed-use development by client of the Lockheed Martin Recreation Association property on Bryant Irvin Road, Fort Worth, Texas, 2014
- Successfully defended municipal client in a lawsuit by developer of former Six Flags Mall from allegations of improper platting and permitting requirements, 2013
- Successful representation of client in replat of vacant portion of previously developed commercial center so additional development could occur, 2013
- Successful representation of client to reverse the suspension of certificate of occupancy, 2014
- Conduct multiple land use analyses for client prior to acquisition of existing real property and improvements,

2012-2016

- Conduct land use analysis for client prior to acquisition of existing shopping center and construction of a Whole Foods Market in Highland Village, Texas, 2103-14
- Obtain variance for client to demolish existing building and construct a two-story office building on Camp Bowie Boulevard, Fort Worth, Texas, 2013-14
- Successful change in zoning for the use and occupancy by client of 120,000 square foot building in Arlington, Texas (2013).
- Successful opposition for multiple clients to application for a zoning change for a halfway house seeking to relocate to Mark IV Business Park in Fort Worth, Texas (2012).
- Successful change in zoning from two-family and commercial zoning for 75 single- family home development on White Settlement Rd. in Fort Worth, Texas (2013-14).

## **AFFILIATIONS AND HONORS**

### **AFFILIATIONS**

- City of North Richland Hills, Place 5, City Councilman, 1991-1996
- Municipal Judge, Cities of North Richland Hills, 1996-2008, Richland Hills, 2002-2007, and Haltom City, 2007-2008
- The Community Enrichment Center, Board of Directors, Chairman, 2014-2016
- OU Alumni Association
- Oklahoma Bar Association
- Tarrant County Bar Association
- Omicron Delta Kappa

### **HONORS**

- Top Attorney in Land Use & Environment Law, *360 West* magazine, 2017-2020
- Top Attorney, *Fort Worth, Texas* magazine, 2014-2020
- Hurst-Euless-Bedford Independent School District Hall of Fame Inductee, 2016
- Named a top three finalist for Best Corporate Counsel, Community Service category, *Dallas Business Journal*, 2011
- Power Attorney, *Fort Worth Business Press*, 2011

## **EDUCATION**

- The University of Oklahoma College of Law, J.D., 1985
- The University of Oklahoma, B.S., 1982
  - President, University of Oklahoma Student's Association, 1981

## **ADMISSIONS**

- State Bar of Texas, 1986
- State Bar of Oklahoma, 1985
- U.S. District Court, Northern District of Texas
- U.S. District Court, Western District of Texas

## **SPEECHES & PUBLICATIONS**

- Lecturer, "Use of Rule 37 and Forced Pooling in the Barnett Shale," presented June 15, 2010 at the Shale Energy Symposium sponsored by the *Fort Worth Business Press*